

PLAN COMMISSION MEETING  
SEPTEMBER 5, 2017 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, Mike Montello, Ron Volkert, MaryKay Rice, David Tyvoll and Sarah Skinner (ex-officio)

Members Absent: David Wilford

Others Present: Beth Thompson, Tanya Batchelor, Dan Licht, James Michalski, Susan & Jim Davis, John Hamilton, Don & Barb Prinsen, Gerald Bridge and Tim Lundgren.

Mayor Fred Horne called the meeting to order and roll call was taken.

Mike Montello moved to adopt the agenda as presented, seconded by Mike Kastens and carried.

Mike Kastens moved to approve the minutes of the previous meeting on August 8, 2017, seconded by Mike Montello and carried.

**Public Hearing**

Fred Horne declared the Public Hearing open to discuss the following:

- a. Application from DLH Consulting LLC Amending a Planned Unit Development District moving from 10-foot side setbacks to 5-foot and leaving the 30-foot front setback on lots 179, 180, 183-186; and moving from 10-foot side setbacks to 5-foot and from 30-foot front setback to 25-foot on lots 167-176, and 212-225 of Evergreen Valley Third Addition. Also allow for single-family detached homes on the lots listed above.

Dan Licht explained the amendment. Discussion followed. Neighbors who live along Sequoia Lane expressed their concern for having existing twin homes with the proposed single-family homes between them. One property owner lives in a twin home on Aspen Court next to the area proposed to have single-family homes and he has no issue with the change. Discussion followed regarding leaving the lots along Sequoia Lane as twin homes and allowing the single-family homes on the other lots as proposed. John Hamilton, the developer of the property, was fine with this change. Fred Horne declared the Public Hearing Closed.

Mike Montello moved to approve a PUD amendment for Evergreen Valley Third Addition allowing development of one-family dwellings, subject to the following conditions:

1. Lots 179, 180, 183-186 shall be developed as two-family buildings in accordance with the provisions of the PUD approved 13 January 2005.
2. Lots 167-176 and 212-225 shall only be developed as one-family dwellings subject to the conditions established herein.
3. Lot coverage shall be limited to 40 percent.
4. Development of one-family dwellings upon the Lots 167-176 and 212-225 shall be subject to the following setback requirements:

	Front	Side	Rear
Lots 167-176	30ft.	5ft.	20ft.
Lots 212-225	25ft. <sup>1</sup>		
1. The secondary front setback for Lot 225 shall be 30 feet.			

5. Landscaping shall be installed in each front yard in accordance with Table 15 of the Zoning Ordinance. Rear yards and side yards abutting lots not included in the PUD amendment shall provide for turf grass. Side yards interior to the PUD amendment shall provide for turf or rock.
6. All grading, drainage, and erosion control issues shall be subject to review and approval of the Public Works Director.
7. The developer shall prepare a 10-foot wide drainage and utility easement document to be recorded over the common side lot line of the former two family lots (5 feet each side), subject to review and approval of the Public Works Director.

Motion was seconded by Mike Kastens and carried.

#### **Certified Survey Map for New Richmond Business & Technical Park**

Dan Licht explained the Certified Survey Map for two lots on the south side of West Richmond Way and north of LWT. Lot 32 will not be allowed access on West Richmond Way, but will be given driveway access through lot 31 out to Madison Avenue. Alderman Montello moved to approve the Certified Survey Map subject to the following condition:

- 1) An ingress/egress easement providing for shared use and maintenance of a private driveway across lot 31 and lot 32 shall be drafted and recorded with the CSM, subject to review and approval of the City Attorney

Motion was seconded by MaryKay Rice and carried.

#### **Zoning Ordinance Amendment for Curb Requirements**

Staff prepared the revision to this ordinance to allow exceptions as listed below.

**Section 1.** Section 121-55.A.5.f of the City Code is hereby amended to read as follows:

- f. A 6-inch high, poured-in-place concrete curb shall be provided at the periphery of all parking lots and internal access drives, except ribbon or surmountable curb shall be allowed as provided for below:
  - a. Expansion of an existing parking lot or internal access drives constructed prior to January 1, 2015 without periphery concrete curb.
  - b. Where needed to allow for storm water drainage to basins or structures.
  - c. Where required to allow for internal site circulation of delivery vehicles accessing loading areas.
  - d. On one side of the parking area for snow removal operations.
  - e. Outdoor sales areas as allowed by Section 121-48.A of the Zoning Ordinance shall not require curb as provided for by this Section.

**Section 2.** Section 121-55.H of the City Code is hereby amended to read as follows:

H. Internal parking lot landscaping.

1. Freestanding parking stall rows shall be delineated by landscape islands with high-back, surmountable, or ribbon curb at the end of each row. Landscape islands shall provide at least one parking space width of landscape area.
2. A minimum of one deciduous shade tree or 2 ornamental trees, salt tolerant low shrubs and/or perennial grasses or flowers shall be planted in each island. Where possible, planting islands should be depressed and surrounded by flat ribbon curbs to facilitate storm water infiltration.

Mike Montello moved to approve the ordinance amending the Zoning Ordinance regarding curb as presented, seconded by David Tyvoll and carried.

Mike Montello moved to adjourn the meeting, seconded by David Tyvoll and carried.

Meeting adjourned at 5:45 p.m.

Tanya Batchelor  
City Clerk